

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
September 3, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:28 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Absent
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the August 6, 2014 regular meeting were reviewed. Kevin Manley made a motion to approve the minutes as mailed. Secretary Berger seconded it. Motion carried 10-0.

STATEMENT

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Kerstiens Development, Inc., for secondary approval of a proposed plat of Autumn Creek II

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Kerstiens Development, Inc., to request secondary approval of a proposed plat of Autumn Creek II. Al Mehringer, of Kerstiens Development, was also present. The property is located west of Autumn

Creek Subdivision, south of 36th Street and east of St. Charles Street. There were no changes to the plat since primary approval was granted. The proposed subdivision would have 12 units on two lots. The 5-acre subdivision was presented as a Planned Unit Development. Mr. Eckerle told the Board there will be a 90-foot extension of Reyling Drive that will dead end to reach additional units in the future.

With no remonstrators present, Vice President Jim Schroeder made a motion to close the public hearing. Cindy Recker seconded it. Motion carried 10-0.

With no public comment, Pat Lottes made a motion to grant secondary approval of a proposed plat of Autumn Creek II. Kevin Manley seconded it. Motion carried 10-0.

NEW BUSINESS

Petition of Kimball, Inc., (as owner) for approval of a proposed plat of “A Replat of Lot Three (3) of Kimball Industrial Park II”

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Kimball, Inc., to request approval of a proposed plat, a “Replat of Lot 3 of Kimball Industrial Park II.” The proposed property is located south of 12th Avenue between Kimball Boulevard and the City of Jasper Sports Complex. Mr. Eckerle displayed a site plan and explained that plans are to move the Kimball Electronics’ headquarters to the proposed site.

There were no remonstrators present. Following some discussion, Vice President Jim Schroeder made a motion to grant primary approval of the proposed plat, “A Replat of Lot 3 of Kimball Industrial Park II”. Pat Lottes seconded it. Motion carried 10-0.

Cindy Recker made a motion to close the public hearing. Secretary Berger seconded it. Motion carried 10-0.

Kevin Manley made a motion to grant secondary approval of the proposed plat, “A Replat of Lot 3 of Kimball Industrial Park II”. Pat Lottes seconded it. Motion carried 10-0.

Petition of Forest Products Manufacturing, Co., Inc. for primary approval of a proposed plat, Forest Products Addition. A modification to the Subdivision Control Ordinance will be requested in regards to Section 17.04.080(1) for a request of a ten (10) foot minimum easement width along the southern portion of the exterior boundary of the plat with said subdivision

Pat Lottes recused himself from the board due to a conflict. Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Forest Products Manufacturing to request primary

approval of a proposed plat, Forest Products Addition. The proposed three-lot subdivision, consisting of 10.028 acres, is located at the southwest corner of 30th and Mill Streets at 267 30th Street.

Mr. Eckerle explained the location of the utilities. There is also a request for a 10-foot public utility and drainage easement, instead of the required 20 feet, along the south line of Lot 2. Discussion followed. City Engineer Hurm confirmed that there should be no issues by having a 10-foot easement in that area.

With no remonstrators Kevin Manley made a motion to grant primary approval of Forest Products Addition. Vice President Schroeder seconded it. Motion carried 9-0.

Petition of City of Jasper for an amendment of Section 16.33 Districts and Flood Damage Prevention of the Jasper Municipal Code, Title 16, Zoning

Director of Community Development and Planning Darla Blazey spoke to the Commission regarding a proposed amendment to the Flood Damage Prevention Ordinance. A draft of the State of Indiana's updated model ordinance was sent to the board members last week for review. Ms. Blazey explained that the City of Jasper is required through FEMA (Federal Emergency Management Agency) to approve flood plain management measures so that people in the special hazard area can obtain flood insurance. In order to comply with FEMA mandates and in order to allow for adoption of the new maps, which will become effective October 16, 2014, the City must update the ordinance using the State's model language.

There were no remonstrators present. Secretary Berger made a motion to close the public hearing. Cindy Recker seconded it. Motion carried 10-0.

Kevin Manley made a motion recommending that the Plan Commission certify the amendment as provided, with recommendation to the Common Council to adopt the new Ordinance. City Engineer Hurm seconded it. Motion carried 10-0.

Petition of City of Jasper in regards to the 13th and Vine Streets Redevelopment Plan

Director of Community Development and Planning Darla Blazey read a letter addressed to the Board from Peter Schweighart, of Miller-Valentine Group of Cincinnati, requesting certification of a proposed plan for a housing development at the former JOFCO building located at 402 E. 13th Street. Certification would confirm the plan's compliance with the Comprehensive Plan and the Downtown and Riverfront Master Plan. If certified, the Plan would go to the Council for consideration of support by resolution. With City support, the firm intends to include the information in its application to the Indiana Housing Authority for housing tax credits to

place 60-70 apartments at the site. Realtor Andy Welsh gave an explanation of the development plans and application process.

With no remonstrators present, Nick Brames made a motion to close the public hearing. Secretary Buck seconded it. Motion carried 10-0.

Kevin Manley made a motion to recommend that the Plan Commission approve the proposed development as it relates to the City's comprehensive plan. Secretary Buck seconded it. Motion carried 10-0. The Plan's compliance with the Comprehensive Plan and the Downtown and Riverfront Master Plan were certified to the Common Council.

Lot of Record – Kenneth and Keasha Fromme

Kenneth and Keasha Fromme appeared before the Board to request permission to build a home on some property they purchased at 1021W 400 N. The Board of Zoning Appeals granted a variance to construct an accessory building on the property and within the next two years, the Frommes plan to build a single-family dwelling there as well.

Following some discussion, Vice President Schroeder made a motion to grant approval to allow a building permit for a lot of record at 1021 W 400 N. City Engineer Hurm seconded it. Motion carried 10-0.

Lot of Record – Shane Lindauer

Shane Lindauer was present to request a building permit for a lot of record at 570 W. Division Road. Plans are to build a single-family dwelling, consisting of approximately two acres. All utilities are in place and a copy of septic approval is also on file.

With no more discussion, Kevin Manley made a motion to grant approval to allow a building permit on a lot of record at 570 W. Division Road. Pat Lottes seconded it. Motion carried 10-0.

Zoning and Subdivision Control Ordinances Update

Community Development and Planning Director Darla Blazey shared that The Planning Workshop & Ratio are close to draft documents of the Zoning and Subdivision Control Ordinances, along with working out some details yet on the zoning map. Ms. Blazey reminded the Board there is a scheduled public meeting on September 18, 2014 at 3pm-7pm in the City Hall Pfaffenweiler Room. She invited the Board members and the public to attend.

ADJOURNMENT

With no further discussion, City Engineer Hurm made a motion to adjourn the meeting, seconded by Secretary Berger. Motion carried 10-0, and the meeting was adjourned at 8:59 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister